

041.0

0006

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

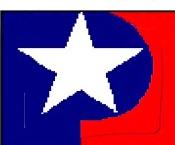
952,000 / 952,000

USE VALUE:

952,000 / 952,000

ASSESSED:

952,000 / 952,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82-84		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SAINTIL JOCELYN H &	
Owner 2: REMY DAPHNEY	
Owner 3:	

Street 1: 82 RIVER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PIERRE-LOUIS SERGE--ETAL -
Owner 2: PIERRE-LOUIS SYLVIE -
Street 1: 82 RIVER STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Clapboard Exterior and 2413 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
11/7/2018 MEAS&NOTICE HS Hanne S
1/14/2009 Meas/Inspect 294 PATRIOT
11/3/2000 Hearing Chag 163 PATRIOT
3/10/2000 Inspected 264 PATRIOT
2/9/2000 Mailer Sent
2/9/2000 Measured 197 PATRIOT
11/1/1981 KM

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes

Code Fact Price/Units	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104 Two Family	4800	Sq. Ft.	Site	0	80.	1.18 1										451,200						451,200	

Total AC/Ha: 0.11019

Total SF/SM: 4800

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 451,200

Spl Credit

Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden	Total:	%	Full Bath:	2	Rating:	Average	CRAWL SPACE; FINOCHETTIS AUTO.									
Sty Ht:	2 - 2 Story			A Bath:	Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:	Rating:												
Foundation:	2 - Conc. Block			A 3QBth:	Rating:												
Frame:	1 - Wood			1/2 Bath:	Rating:												
Prime Wall:	2 - Clapboard			A HBth:	Rating:												
Sec Wall:			%	OthrFix:	Rating:												
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average											
Color:	GREEN			A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1923	Eff Yr Blt:		Location:													
Alt LUC:			Alt %:	Total Units:													
Jurisdict:			Fact: .	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:				Interior:	1	5	2						
Sec Int Wall:			%	Economic:	C - Com Locatio	5.0	%	Additions:	1	6	3						
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:			%	Total:	22.67	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	180.00	COMPARABLE SALES			Heating:								
Bsmnt Gar:				Size Adj.: 1.08514297				General:	2	11	5						
Electric:	3 - Typical			Const Adj.: 0.98980200													
Insulation:	2 - Typical			Adj \$ / SQ: 193.334													
Int vs Ext:	S			Other Features: 101500													
Heat Fuel:	1 - Oil			Grade Factor: 1.00													
Heat Type:	5 - Steam			NBHD Inf: 1.00000000													
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor: 1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total: 647634													
% Com Wal			% Sprinkled	Depreciation: 146819					Juris. Factor:		Before Depr:	193.33					
				Deprecated Total: 500815					Special Features:	0	Val/Su Net:	120.62					
									Final Total:	500800	Val/Su SzAd	207.54					
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0006-0012.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
Sketch																	
More: N				Total Yard Items:				Total Special Features:				Total:					
IMAGE																	
AssessPro Patriot Properties, Inc																	